

Relocation of Billboards

Schertz City Council
December 10, 2019

Current UDC:

- Currently, the City's Unified Development Code (UDC) provides that the owner of legal and non-conforming detached on-premise signs which overhang land to be acquired by a government entity may relocate the sign on the same property.
- This would allow the owner of a tract of land with a non-conforming detached on premise sign on to move the sign, generally back, in a case where TxDOT or the City acquires additional right-of-way.

Current UDC:

- This provision only applies to legal (those that meet current code) and non-conforming on-premise signs and only in situations where the move is prompted by the government acquiring land where the sign is currently located.
- It does not apply to billboards which are generally off-premise signs and in situations where the owner wants to move it to a different location on the same property , such to develop/redevelop or subdivide the property.

- There being no provision to allow for the relocation of off-premise signs (billboards) in situations where the government is acquiring property for right-of-way, it is likely to result in higher acquisition costs for the government, as the property owner will claim the financial impact of the acquisition is greater due to loss of revenue from the sign.
- Additionally, it may impede the development or redevelopment of land as the owner has to weigh the benefits with the drawbacks, including loss of revenue or lease obligations of associated with having to remove the sign.

- The UDC could be amended to allow the owner of a non-conforming detached sign to relocate the sign on the property as long as the size or height of the sign is not increased and it either meets the current setback requirements or it is not moved closer to a property
- Some additional adjustments to the code would also be necessary.
- The sign portion of the City's UDC is one of the sections of the UDC most in need of a complete review, but staff could make the above change fairly easily.
- As a reminder, change to the UDC are reviewed by the Planning and Zoning Commission who make a recommendation on the proposed changes to City Council.

Questions and Discussion